

RESIDENTIAL

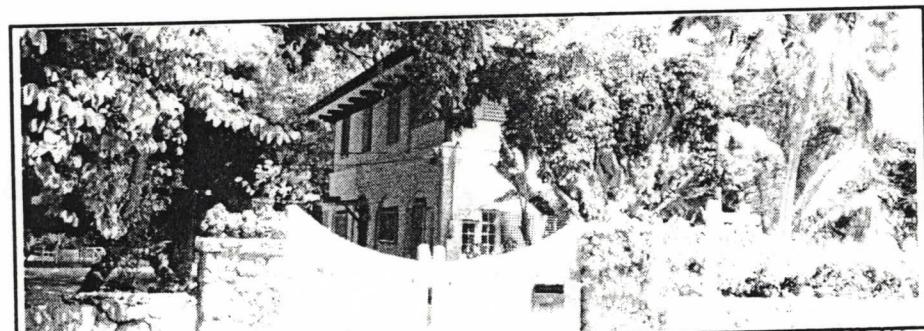
CK ONE:

Residential (Single Family)
 Country Homes (Single Family)

ML#	Residential/City: Miami		County Dade	Price \$325,000.00
St. & City	3939 Hardie Road, Coconut Grove			
Zon:	1	Section	Style	Poss Fund
Legal E 15' of Lot 33 & all Lot 34 J. W. Ewan's Sub PB1/51				
Folio 01-41-29-015-0200	BR 1	Bath 2	Constr wood	Yr Built
Taxes: \$8,129.00	Exmp N	Tax Yr. 89	BR Sz	
Prop Size 130 X 216	LR	DR	Area	
1st Mtg. Bal. F & C	Assum.	FamR	FlaR	Rge Elec
Mtgee.	Int.	Kit	Eat-in	Disp
Pmts	PI	Den	Util	Wash No
2nd Mtg. Bal.	Assum.	Porch Yes	Pool No	Scn
Mtgee	Int.	Patio	Gar No	Carport No
Pmts	PI	Drapes	Wind	Floor wood
Sewer Septic X	City Water X	Well	Roof Shingle	A/C wall
Gas Easements			Sch: Elec	Jr. Ponce
WF SW OF GC DOCK				Sr. C. Gas
Owner	Remarks: Unique Grove Home!!! Historical building on huge lot. Approx 1,953 Sq. Ft. as per tax rolls of living area.			
Otel	Updated 3 years ago. Porches could be converted to bedrooms. Beautiful park-like lot. Being sold as exchange.			
L.A.P. L. Roth/F. Cunningham				
Phone/Eve 595-4670				
L.O. FLYNN ASSOCIATES, INC.				
L.O.#	Phone 667-2568			
Fee to S.O. 3%	Information herein is believed accurate, but not warranted. Dimensions are not to scale.			

Photos
1.
2.
3.
Sketch
Fact Sheet
Special Instructions
Attach a Separate Note
or Photographer

OVER



FLYNN ASSOC., INC. 667-2568 ER A/RES \$325,000

#C0127195 FLYN 3939 HARDIE ROAD INFORMATION HEREIN IS NOT WARRANTED

FN:01-4129- 15-0200 SN: J. W. EWANS SUB ES: JH: PONCE SH: GASES
 PB:1 PG:51 LE:EL5; LOT 33 & ALL LOT 34 DN: YR:1925
 LR: DR: KT: MN: LS:130X216 FL:02
 1B: 2B: ZN:1 1I:00% 1H:000
 1H: 1P: PI:000 2I:00% 2H:0000
 2H: 2P: TY:1989
 EO:\$325,000 TX:\$8,129
 HF: RF: ON:W/H
 LA:P.L. ROTH AP:595-4670 SC:3%
 L2 F CUNNINGHM CP:856-0407

GO NORTH ON LEJEUNE RD FROM SUNSET TO LIGHT ON HARDIE RD. LEFT TO PROPERTY. SIGN IN FRONT. MARVELOUS HISTORICAL HOME ON LARGE PARK-LIKE LOT WITH CORAL ROCK WALL. BUILDING WAS ONCE BISCAYNE BAY YACHT CLUB AND WAS MOVED TO THIS SITE IN 1925. RENOVATED 3 YEARS AGO. VERY UNIQUE HOME WITH BEAMED CEILINGS AND HUGE ROOMS. 2 ENCLOSED PORCHES. BEING SOLD FOR A LIKE-KIND EXCHANGE. CALL P. L. ROTH FOR DETAILS EVES. 595-4670.

SINGLE FAMILY	TWO STORY	2 BEDROOMS	2 BATHS	LR/DR DINING	FLORIDA/FAM RM
COOL 2 WLL UNT	HEAT-GAS SPACE	RANGE-ELECTRIC	REFRIGERATOR	DISHWASHER	VAULETED CEIL
SGNL-MTL WINDOW	FBRGGLASS SHNGL	WOOD SIDING	1 CAR CARPORT	NO POOL	1.5-1 ACRE
INTERIOR LOT	MUNICIPAL WATR	SEPTIC TANK	FREE & CLEAR	EXCHANGE	POSS-FUNDING
KEY TO OFFICE	W/O HMSTD EXMP				